

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 SUNRAY AVENUE CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,298,750

Property type

House

Suburb

Cheltenham

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

44 DEVON STREET CHELTENHAM VIC 3192	\$1,410,000	05-Aug-26
31 COBHAM STREET CHELTENHAM VIC 3192	\$1,462,000	08-Aug-26
17 HEATHER GROVE CHELTENHAM VIC 3192	\$1,350,000	12-Jun-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 September 2026



**44 DEVON STREET CHELTENHAM
VIC 3192**

Sold Price

^{RS}

\$1,410,000

Sold Date

05-Aug-26



4



2



2

Distance

0.73km



**31 COBHAM STREET CHELTENHAM
VIC 3192**

Sold Price

^{RS}

\$1,462,000

Sold Date

08-Aug-26



4



2



2

Distance

1.08km



**17 HEATHER GROVE CHELTENHAM
VIC 3192**

Sold Price

^{RS}

\$1,350,000

Sold Date

12-Jun-26



4



2



2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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